



HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

Thursday, October 1, 2015

AMENDED #1

Approved October 22, 2015

[6:13:03 PM](#) **6:00 P.M. ~ Work Meeting** (Open to the Public)

Attendance

Planning Commission Members:

Jeremy Burkinshaw
Blayde Hamilton
Adam Jacobson
Clint Smith

Council Members:

Mayor Freeman

City Staff:

Bryn McCarty, City Planner
Sandra Llewellyn, Planner I
Gordon Haight, Assistant City Manager
Augusto Robles, Engineering

Guests:

Please see the attendance sign in sheet.

Review of Agenda Items

Item 2.1 28C15 – Butterfield a detached garage that was continued from the last meeting. Planner Bryn McCarty stated that if this was a barn in an agricultural zone the front elevation would not have to match the home. A discussion about the building and location on the lot took place.

Item 2.2 16S15 – Lopez for Beehive Homes which was continued to for a site plan/layout to illustrate how the drive will be shared.

Item 2.3 24S15 – Green for two commercial buildings that are on one lot. The applicant wants to subdivide the property so each building is on its own lot. This is to allow for a sign for each building.

Item 2.4 32C15 was withdrawn by the applicant.

Item 2.5 01S12-01 was withdrawn because it can be done through staff.

Item 2.6 33C15 – Jesse H Dansie Trust has been withdrawn due to family issues. It will most likely be back in a couple of months. The annexation is moving forward but applicant plans to ask the council to

table the annexation so they can withdraw it.

Item 3.1 21Z15 – Herriman City – Text Change. A change to UFA instead of Fire. Letter E to change to public street instead of private street. Commissioner Adam Jacobson requested a drawing to be included with the section. It will still show half acre overall size but a minimum of a third acre for the flag lot. Commissioner Adam Jacobson discussed the closeness of the two homes. Planner Bryn McCarty stated that is in the ordinance. Chair Smith read letter H, to show that part in the ordinance. A change was made to letter M, regarding fencing and a discussion ensued. Commissioners desire to require that the whole lot be fenced but to give an exception for an agricultural fence.

Planner McCarty reported that a tire store would like to build on a lot next to Taco Bell and that is a permitted use, so it will not be before the commission. The zone use is listed as tires and retail sales only which includes installing tires. However, no oil changes and or brake jobs, etc would be allowed. Planner McCarty asked the commission if they felt comfortable listing the store as a tire store or wondered if it should be listed as auto body store. Commissioners suggested having the applicant do a conditional use for the store up front, in case he or future owners want to add more services. Staff commented that they will let the applicant know about the options.

Next meeting is over UEA weekend and Adam Jacobson will not be here. Staff asked not to hold a meeting.

Planner McCarty informed the commission of plans to include text changes to the ordinance that discusses parking trailers on the street and would include the type of parking surface required.

Planner McCarty informed the commission that the residential treatment facility has filed a lawsuit.

The next agenda could include a three lot subdivision, the daycare on 13400 S 6000 W, a text change for the plaza signage was submitted and Mr. Hendrickson would like to do four lots instead of three it still meets the ordinance.

Planner I, Sandra Llewellyn and Senior Planner, Heather Upshaw went to a training this week. Heather felt like the planning commission would benefit from the local training.

Meeting adjourned at [6:55:23 PM](#)



[7:02:21 PM](#) **7:00 P.M. ~ Regular Planning Commission Meeting**

Attendance

Planning Commission Members:

Jeremy Burkinshaw
Blayde Hamilton
Adam Jacobson
Clint Smith

Council Members:

Coralee Wessman-Moser, Mayor Freeman

City Staff:

Bryn McCarty, City Planner
Sandra Llewellyn, Planner I
Cindy Quick, Deputy Recorder
Gordon Haight, Assistant City Manager

Guests:

Please see the attendance sign in sheet.

1. GENERAL BUSINESS:

Chair Smith welcomed those in attendance.

- 1.1 [7:02:54 PM](#) Reverence / Thought: [Bethany Zeyer](#)
- 1.2 [7:03:29 PM](#) Pledge of Allegiance: [David Watts](#)
- 1.3 [7:04:06 PM](#) Roll call: [Full Quorum, Chris Berbert, Jessica Morton, Robyn Shakespear and Wade Thompson were absent](#)
- 1.4 [7:04:18 PM](#) Approval of Minutes for: [September 17, 2015](#)

Commissioner Adam Jacobson **MOVED** to approve the minutes for September 17, 2015

Commissioner Jeremy Burkinshaw **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Blayde Hamilton	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Adam Jacobson	Yes
Chair Clint Smith	Yes

[Vote passed.](#)

[Motion carried.](#)

2. Administrative Items:

Administrative items are reviewed based on standards outlined in the ordinance. Public comment is taken on relevant and credible evidence regarding the application's compliance with the ordinance.

Chair Smith reported that four items, Item 2.4 Sweet, 2.5 Howland, 2.6 Jesse H Dansie Trust and 3.2 Jesse H Dansie Trust were all withdrawn and excused anyone that came for those items as they would not be discussing or considering those items.

Chair Smith reviewed the public comment policy and procedure.

- 2.1 [7:07:04 PM](#) **28C15** – Butterfield – 6257 W 13100 S – Proposed 3000 SF Detached Garage Zone: A-.25 – Acres: 1

City Planner, Bryn McCarty reminded commission that the item was continued from the last meeting. The detached garage is on one acre. A site plan, aerial map, and pictures were shown. Staff requirements were briefly reviewed.

Josh Butterfield (applicant), 6257 W. 13100 S., commented that 12 inches of foundation would be exposed in the front of the building and it will have tan metal sheeting. He briefly discussed that the slope will go towards the west. The garage will face the same way the home does and the setbacks will be similar to the garage on the house. He will have a gravel driveway until he can pour concrete.

Commissioner Blayde Hamilton instructed applicant that typically they require a detached garage to match the look of home. He asked Mr. Butterfield if he would oppose wainscoted brick between the doors. Mr. Butterfield stated that he'd rather not but he wouldn't be opposed. Commissioner Jeremy Burkinshaw explained that the applicant doesn't have the typical situation for a detached garage but it is similar and he'd like to be consistent. Commissioner Blayde Hamilton added that the detached garage presented difficult decisions because of how far back it sits on the property. Mr. Butterfield commented about being nervous about the cost he'd incur.

Planner Bryn McCarty added that the garage sits on an acre and if it was on an A-1 or A-5 zone the commission wouldn't be seeing it because there isn't the same requirement for larger zones. The only reason they are seeing it is because he is in an A-.25 zone.

Commissioner Jeremy Burkinshaw **MOVED** to approve the item with staff requirements with the exception of item six to change it from the entire front elevation to a four foot wainscoting on the front elevation.

Commissioner Adam Jacobson **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Blayde Hamilton	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Adam Jacobson	Yes
Chair Clint Smith	Yes

Vote passed.

Motion carried.

2.2 [7:17:06 PM](#) **16S15** – Lopez – 6336 W 13100 S – Proposed One Lot Subdivision –
Zone: A-.25 Acres: 1 – Units: 1 (**Public Hearing Held On July 16, 2015**)

City Planner, Bryn McCarty explained that the item was continued from July due to a request for a lay out to illustrate the lot next door and the combination of the driveways. She oriented the commission with site plans.

Mr. Lopez (applicant) explained that there will be a privacy fence installed and that the building will be a nice addition. One building will be primary memory care and the other building will be level one and level two care. A survey was taken and the one access drive will work out nicely but engineering has not yet been done.

Commissioner Adam Jacobson asked whether or not the retaining wall would remain. The applicant explained that it will need to be built up and the drives will be combined. Depending on the elevation change between the lots would determine where it will split into a parking area.

Commissioner Jacobson voiced concern that the engineering had not yet been done to complete the shared driveway access. Chair Smith felt the flow of traffic is very minimal in the location but he would like it to flow well.

Commissioner Adam Jacobson **MOVED** to approve with a tenth engineering requirement to incorporate the flow of traffic around the retaining wall so that it flows in and out smoothly the best that they can.

Commissioner Blayde Hamilton **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Blayde Hamilton	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Adam Jacobson	Yes
Chair Clint Smith	Yes

Vote passed.

Motion carried.

- 2.3 [7:25:44 PM](#) **24S15** – Green – 6351 W 13400 S – Proposed 2 Lot Commercial Subdivision Zone: OP – Acres: .90 (PUBLIC HEARING)

City Planner, Bryn McCarty oriented the commission with an aerial map and site plan. Owner would like to subdivide the lot so that each commercial building its own separate lot. There are not requirements because it's all been improved. It requires a public hearing.

Larry Green (applicant), 2259 Kalinda Dr, this was approved before. He had interest in 2010 and then that fell through. They have additional interest and would like to finish the subdivision.

[7:27:50 PM](#) Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

None

[7:28:08 PM](#) Chair Smith closed the public hearing.

Commissioner Jeramy Burkinshaw **MOVED** to approve the item.

Commissioner Adam Jacobson **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Blayde Hamilton Yes

Commissioner Jeramy Burkinshaw Yes

Commissioner Adam Jacobson Yes

Chair Clint Smith Yes

Vote passed.

Motion carried.

[7:28:52 PM](#) Chair Smith reminded audience that item 2.4, 2.5 and 2.6 were withdrawn.

- 2.4 **32C15** – Sweet – 7130 W Gina Rd – Proposed Home Occupation to Store RV's
Zone: A-1 – Acres: 1.6 (WITHDRAWN)

- 2.5 **01S12-01** – Howland – 13324 S 7530 W – Proposed Lot Line Adjustment – Zone: A-.25
Acres: 1.36 (WITHDRAWN)

- 2.6 **33C15** – Jesse H Dansie Trust – 7070 W 13090 S – Proposed Planned Unit Development with a Density of 3.0 Units Per Acre – Zone: Salt Lake County
Units: 1,429 – Acres: 476.51 (WITHDRAWN)

3. Legislative Items:

Legislative items are recommendations to the City Council. Broad public input will be taken and considered on each item. All legislative items recommended at this meeting will be scheduled for a decision at the next available City Council meeting.

- 3.1 [7:29:04 PM](#) **21Z15** – Herriman City – Text Change to Chapter 10-19-10, Lots on a

Private Right of Way (Public Hearing Held On September 17, 2015)

City Planner, Bryn McCarty reported about the text change to lots on a private right of way, which will be called flag lots. Changes included: public street instead of private; no buildings in the driveway; flag lot to be a minimum half acre including the driveway and a minimum third acre for the flag portion of the lot; any existing homes have to meet the setbacks; no multi-family or twin homes on a flag lot; fencing to be 6' vinyl fence along the driveway and there may be additional fencing; letter E will also have private street removed; and a change to the Subdivision Ordinance 11-6-3 Lots, letter F will refer to the changes made.

Commissioner Adam Jacobson wondered if it will apply to all zones. The response was yes.

Chair Smith asked about item K - the approved building envelope shall be illustrated upon the final plat. Planner McCarty responded that it puts the setbacks on the map which is not typical for a subdivision but will help with flag lots.

Commissioner Adam Jacobson wanted to be sure that we are not allowing the back house to be the front house and that both homes would access one driveway. Planner McCarty said that is what the ordinance states.

A discussion about fencing took place. Commissioner Jacobson would like to require fencing on all sides of the flag lot. Commissioner Jeramy Burkinshaw agreed. Planner McCarty suggested that it state fencing required along both sides of the staff portion of the driveway and all sides of the flag lot unless it borders agriculture uses. After a brief discussion the suggestion for the text change in fencing was six foot fence around the entire flag including the staff or unless an exception is granted by the planning commission. Commissioner Jacobson would also like to include a drawing to the ordinance.

Commissioner Adam Jacobson **MOVED** to recommend approval of the item with items discussed: remove private driveway on E, on letter M add the requirement that a six foot vinyl fence will be on all sides of the flag lot unless an exception is granted by the planning commission and add a drawing to illustrate.

Commissioner Jeramy Burkinshaw **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Blayde Hamilton	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Adam Jacobson	Yes
Chair Clint Smith	Yes

Vote passed.

Motion carried.

- 3.2 [7:41:26 PM](#) [22Z15](#) – Jesse H Dansie Trust – 7070 W 13090 S – Proposed Rezone to A-.25 as Part of the Annexation Process – Zone: Salt Lake County – Acres: 476.51 (WITHDRAWN)

Item withdrawn

4. [7:41:46 PM](#) **New Items of Subsequent Consideration:**

Bryn McCarty suggested a text change based on lot size when there is a larger building requested. Commission felt fine about going ahead with that text change.

5. **Future Meetings:**

- *5.1 City Council Meeting - Wednesday, **October 14, 2015** @ 7:00 PM
- 5.2 Planning Commission Meeting - Thursday, **October 15, 2015** @ 7:00 PM

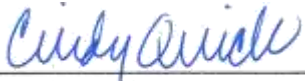
6. **ADJOURNMENT:**

Chair Clint Smith called for a motion to adjourn.

Commissioner Blayde Hamilton **MOVED** to adjourn the meeting and Commissioner Adam Jacobson **SECONDED** the motion. The voting was unanimous. Motion carried.

The meeting adjourned at 7:44:03 PM

I, Cindy Quick, Deputy Recorder of Herriman City hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on October 1, 2015. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Cindy Quick, CMC
Deputy Recorder